

Inspection Report

This inspection is performed in accordance with local state Standards of Practice

*This inspection report
prepared specifically for:*

**Happy Homebuyer
123 Rainbow Rd.
Friendlytown, MA 01234**



Inspected by: Friendly Inspector



RJ Home Inspections Inc

270 Lawrence Street
Methuen, MA 01844
978.681.8759

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PROPERTY / CLIENT INFORMATION

Customer File #: **007**

Buyers Agnt: **Rachel Realtor**

Buyer: **Happy Homebuyer**

Address: **Unknown**

Phone: **(555) 867-5309**

Email: **hhomebuyer@email.com**

Inspection Location: **123 Rainbow Rd.**

Friendlytown, MA 01234

GENERAL INFORMATION

Please see section "About This Report" located after the invoice for explanation of terminology and items listed/discussed in the report.

Estimated Age: **60 yrs**

Type Structure: **Single family**

Weather: **Clear, 80 °F**

Date: **July 4th, 2018**

Insp. Start Time: **12:00pm**

Insp. Finish Time: **2:30pm**

Unit occupied: **Yes**

Attendees: **Client, Buyer's Agent, Seller's Agent**

General Overview: **Refer to following email for radon air test results for monitor #: 0123**

Inspector:



Adam Wright

License#: 001

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a guarantee that the items inspected are defect-free. This report reflects the evaluations made by the inspector of readily accessible and observable areas at the time of inspection. The inspection is limited to the scope within the state home inspection Standards of Practice. Anything outside of this scope or excluded from these standards is not included in this report (unless otherwise contracted for), and RJ Inspections Inc takes no responsibility for these areas. This inspection report is not a comprehensive list of all defects on the property and other defects should be expected. Latent or concealed defects may exist as of the date of this inspection, may have existed in the past, and/or may exist in the future.

Roof

COMPONENT CONDITION NOTES / RECOMMENDATIONS PERSPECTIVE

ROOF

1	Roof coverings:	Defective	Recommend roofer for correction of shingles showing excess deterioration (see picture for example).	
2	Ventilation:	Acceptable	No Action Required	
3	Flashings:	Acceptable	No Action Required	
4	Skylights:	Not Present	No Action Required	
5	Chimneys:	Acceptable	No Action Required	
6	Drainage/Gutters:	Marginal	Extend downspouts away from house to assist with drainage (ex. front corner).	
7	Water Penetration:	Acceptable	No Action Required	
8	Roof Penetrations:	Acceptable	No Action Required	

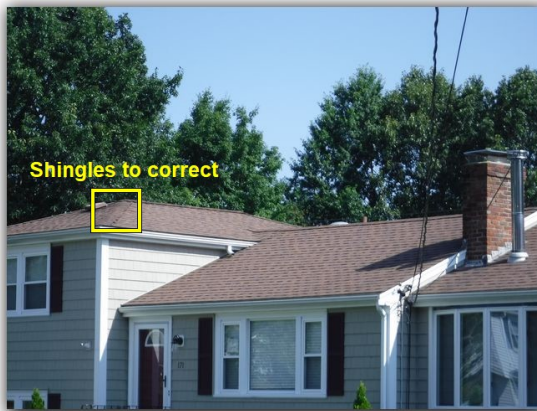
INFORMATION / DESCRIPTIONS

9	Main roof age ¹ : 15-20 yrs	13	Ventilation: Soffit, Ridge, Roof
10	Other roof age ¹ : N/A	14	Chimney: Brick
11	Inspection method: From Ground Through Binoculars	15	Chimney flue ² : Clay
12	Roofing Materials: Asphalt shingles	16	Drainage/gutter: Metal gutters

ROOF COMMENTS

17 ¹ The age listed is merely an estimated age. This estimation is based on the visual condition at the time of inspection or information given by the seller. We recommended further investigation to confirm the date installed.

² Material listed is what is viewed from the outside. Interior of chimney flues and any liners are not inspected. Some regulations in local towns, cities or states require the presence of a flue liner when using certain fuels. We suggest you consult your local authorities. R.J. Inspections suggests that all flues/ liners be checked by a contractor who specializes in this work.



Exterior

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
EXTERIOR			
1 Siding:	Marginal	Correct damage/cracking.	Minor Concern
2 Trim/fascias/soffit:	Marginal	Scrape and paint wood trim (under rear slider)	Maintenance Item
3 Veneer:	Acceptable	No Action Required	
4 Doors:	Marginal	Bulkhead entrance does not have a weather sealed door.	
5 Windows:	Acceptable	No Action Required	
6 Faucet/fixtures ¹ :	Acceptable	No Action Required	
7 Electrical cable:	Marginal	Consult electrician for service entry cable that is low over the driveway.	
8 Flashings ² :		Above siding/trim evaluations include their associated flashing.	

INFORMATION / DESCRIPTIONS

- 9 Exterior Coverings: Vinyl, Metal, Wood 11 Service Entry Cable : Aerial
- 10 Window Type ³ : Double hung, Fixed, Double pane

EXTERIOR COMMENTS

- 12 ¹ Exterior faucets should be drained during the winter months to prevent freezing.
² Flashing evaluation is of what is visible. It does not include flashing covered by other material.
³ Window types of the dwelling include, but may not be limited to what is listed.



Grounds & Drainage

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
Grounds and Drainage			
1	Drainage:	Acceptable	No Action Required
2	Vegetation:	Marginal	Trim back or remove side shrubs in contact with house.
3	Steps/Walks:	Marginal	Recommend railing along stairs at front entrance. Safety Hazard
4	Decks/Porches:	Marginal	Decking is due for maintenance and nails are lifting.
5	Driveway:	Acceptable	No Action Required
6	Retaining Walls:	Not Present	No Action Required
7	Patio:	Acceptable	No Action Required
8	Grading:	Marginal	Recommend installing window wells for basement window that are at or below grade (ex. front of house).

INFORMATION / DESCRIPTIONS

9 Deck/porch material: Wood 10 Deck/Porch locations: Rear of house

GROUND & DRAINAGE COMMENTS

11 All above items are inspected with respect to their effect on the condition of the house and their ability to provide safe egress. Anything not attached to the house or not affecting the aforementioned house/egress is not inspected.

Pools, Hot Tubs, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company.



Heating & Cooling

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
Heating and Cooling			
1 A/C system/func:	Acceptable	Temp coming out of vents is at 45 degrees at time of inspection.	
2 Heat system/function 1:	Marginal	Pressure is reading high and there is no evidence of any recent service. Recommend further evaluation/service by licensed technician.	
3 Exhaust system:	Acceptable	No Action Required	
4 Distribution:	Marginal	There is no AC in lower bedrooms. Add as needed.	
5 Insulation:	Acceptable	No Action Required	
6 Thermostat/controls:	Acceptable	No Action Required	
7 Burner(s):	Acceptable	View of burner is limited, no view of firebox.	
8 Oil Tank(s)+ line:	Marginal	There is corrosion and previous seepage viewed. Have evaluated by professional during service.	
9 Air filter:	Acceptable	No Action Required	

INFORMATION / DESCRIPTIONS

10	# Heating Units: <u>1 (+1 electric baseboard in room with wood stove)</u>	15	# Cooling Units: <u>1</u>
11	Heating Types: <u>Forced hot water boiler</u>	16	A/C Types ² : <u>Electric Central</u>
12	Heating Ages: <u>15 yrs</u>	17	A/C age: <u>7 yrs</u>
13	Heating Source: <u>Oil</u>	18	Oil Tank Location: <u>Basement</u>
14	Distribution: Radiators, Copper, Ductwork, Metal, Flex	19	Vent System: Metal w/chimney

HEATING & COOLING COMMENTS

20 ¹ To determine the condition of heat exchangers major disassembly is required. Therefore, this report does not represent the condition of the heat exchanger. The sizing of equipment and distribution are considered engineering and are not evaluated. Humidifiers and electronic air filters are beyond the scope of inspection not tested/evaluated. All of these items can be evaluated by a trade professional.

² Window type and/or wall mounted AC units are not inspected or evaluated in this report.

See following page for pictures...



Plumbing

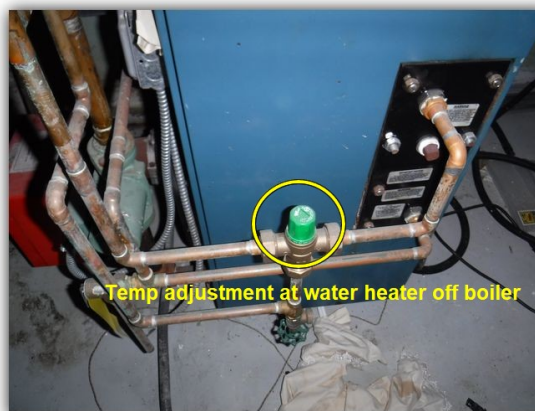
COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
PLUMBING			
1 Supply pipes:	Acceptable	No Action Required	
2 Waste/Vent pipes:	Marginal	Some corrosion is viewed. Monitor for any seepage/leaking and repair if needed.	
3 Funct'l water flow:	Acceptable	No Action Required	
4 Funct'l waste drain:	Acceptable	No Action Required	
5 Well system:	Not Present	No Action Required	
6 Water Heater 1:	Defective	Water heater is not producing sufficient hot water at time of inspection. Recommend plumber.	
7 TPR Valve:	Acceptable	No Action Required	

INFORMATION / DESCRIPTIONS

9	Water supply represented as: <u>Public</u>	14	Waste system represented as: <u>Public</u>
10	Supply pipes: <u>Copper</u>	15	Waste/Vent Pipes: <u>Cast Iron, PVC</u>
11	Main Water shutoff @ : <u>By meter in basement</u>	16	Water Heater(s) Age: <u>15 yrs</u>
12	Main Gas shutoff @ ² : <u>Gas line in front of house</u> *see Heating page for picture	17	Water Heater(s) Fuel ³ : <u>Oil</u>
		18	Water Heater(s) Gallons: <u>Tankless (GPM unknown)</u>

PLUMBING COMMENTS

- 19 ¹ RJ Inspections recommends that the domestic hot water temperature be set < 120° F for safety.
² Testing for gas leaks is not done due to it requiring techniques beyond a home inspection.
³ If gas or oil fueled, refer to Heating & Cooling page for burner/flue piping/exhaust assessment.
 All above evaluations are as seen and tested on the interior of the home. There is no evaluation being done on above items or components that are outside of the home. The type of sewerage disposal & water supply systems cannot be confirmed, and are listed as what is seen inside the home. For full evaluation of potential or known septic and/or well systems, contact appropriate professional.



Electrical

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
ELECTRICAL			
1	Panels:	Acceptable	No Action Required
2	Corrosion in panel:	Acceptable	No Action Required
3	Grounding:	Acceptable	No Action Required
4	GFCI ¹ :	Marginal	Add GFCI protection where needed per electrician (ex. fan in upper shower, outlets at exterior, and outlets at garage)
5	Service/Amperage:	Acceptable	No Action Required
6	Wiring:	Marginal	Correct any exposed wire junctions (ex. open junction boxes in basement).
7	Outlets/switches:	Acceptable	No Action Required
8	Fixtures:	Acceptable	No Action Required

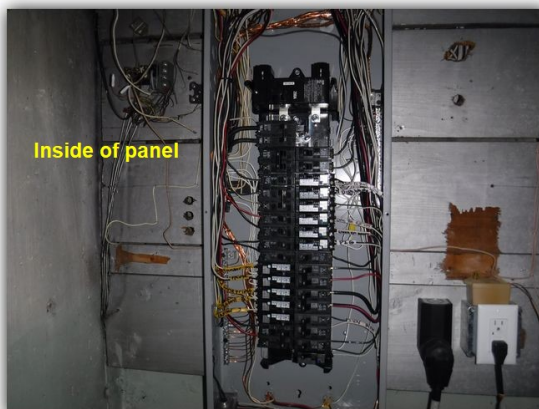
INFORMATION / DESCRIPTIONS

9	Amps: 100	13	General wiring type: Romex , Armored Cable/BX
10	Volts: 110/220	14	Grounding: Water Pipes
11	Main Disconnect: In panel	15	Overcurrent device type: Breakers
12	Panel location(s): Basement	16	Solid branch aluminum wires : None viewed

ELECTRICAL SYSTEM COMMENTS

17 All above evaluations are of systems that are on or inside the home. Other electric systems separate from the home and generators are not inspected at this time unless otherwise contracted for.

¹ Recommend installation of GFCI outlets in all wet locations: Baths, kitchens, garage, unfinished basement, exterior, pool/spa, etc.



Kitchen & Laundry

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
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KITCHEN

1	Walls/ceiling/floor:	Acceptable	No Action Required	
2	Doors:	Acceptable	No Action Required	
3	Heating & cooling:		Refer to Heating/Cooling page.	
4	Cabinets/shelves:	Acceptable	No Action Required	
5	Sink(s):	Acceptable	No Action Required	

APPLIANCES

6	Disposal:	Acceptable	No Action Required	
7	Dishwasher:	Acceptable	No Action Required	
8	Vent/Fan:	Acceptable	No Action Required	
9	Microwave:	Not Inspected	No Action Required	
10	Range/oven ¹ :	Acceptable	No Action Required	
11	Range/oven type:	Electric	No Action Required	

LAUNDRY

14	Washer plumbing:	Acceptable	No Action Required	
15	Sink :	Not Present	No Action Required	
16	Cabinets/shelves:	Acceptable	No Action Required	
18	:Dryer vent:	Marginal	Keep exit to exterior clear from snow in winter months. Upgrade height as needed.	
19	Dryer service:	Acceptable	No Action Required	
20	Dryer service type	Electric 4 prong		
21	Laundry location ² :	Basement		

KITCHEN AND LAUNDRY COMMENTS

22 ¹ We check burners and ovens - self clean mode is not inspected. Neither are clocks, timers, or thermostats.

² If laundry is in finished room, refer to corresponding section for the evaluation of room/area.



Bathrooms

COMPONENT CONDITION NOTES / RECOMMENDATIONS PERSPECTIVE

BATHROOMS

1	Wall,.ceiling, floor:	Acceptable	No Action Required	
2	Doors:	Acceptable	No Action Required	
3	Heating & cooling:		Refer to Heating/Cooling page.	
4	Cabinet & counter:	Acceptable	No Action Required	
5	Vents:	Marginal	Upper bath vent does not show evidence of exhausting to exterior and is not visible in attic. Further investigate and correct if needed. There is no vent in half bath.	
6	Sinks:	Acceptable	No Action Required	
7	Toilets:	Acceptable	No Action Required	
8	Tubs:	Acceptable	No Action Required	
9	Showers	Marginal	Seal any gap in tile to prevent water penetration through wall.	
10	Jet Tub:	Not Present	No Action Required	

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 1 13 # of 3/4 baths: None

BATHROOM COMMENTS

14



General Interior

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
General Interior			
1 Wall/ceiling/floors ¹ :	Acceptable	No Action Required	
2 Doors:	Acceptable	No Action Required	
3 Heating & cooling:		Refer to Heating/Cooling page.	
4 Cabinets & counter:	Acceptable	No Action Required	
5 Wet Bar/Sink:	Not Present	No Action Required	
6 Fireplc/woodstove ² :	Marginal	Recommend follow up with chimney sweep before use.	
7 Smoke detectors ³ :	Not Inspected	No Action Required	
8 CO detectors ³ :	Not Inspected	No Action Required	
9 Stairs/balcony/rails:	Acceptable	No Action Required	
10 Water Penetration:	Acceptable	No Action Required	

INFORMATION / DESCRIPTIONS

11 # of wet bars/sinks : None	13 Wet bars or extra sink locations: N/A
12 # of fireplace/stoves 2	14 Fireplace or wood stove fuel source: 2x Wood

GENERAL INTERIOR COMMENTS

- 17 Note that any houses built before 1978 may have lead paint.
- ¹ Hairline cracks on walls & ceilings are usually typical and due to some settlement or shrinkage.
- ² All wood, coal, pellet, & any other solid fuel stoves are inspected visually only. We recommend a permit be obtained from the local Fire Department before operation of any solid fuel stoves. Interior of fireplace flues and chimneys is not inspected.
- ³ Any evaluation made is based on the presence & location of detectors, not how they function.



Garage / Carport

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
EXTERIOR			
1 Roof:		Refer to earlier pages for all exterior	
2 Siding & Walls:			
3 Trim/fascias/soffit:			
4 Windows/Doors:			
5 Gutters:			
GENERAL			
6 Walls/ceiling/floor:	Acceptable	No Action Required	
7 Firewall/firedoor ¹ :	Defective	There are hole and gaps in finished walls/ceiling that are a breach of the firewall and hollow wood door does not represent a proper fire door.	
8 Water Intrusion:	Marginal	There is evidence of previous water into garage by wall abutting driveway.	
9 Garage doors:	Acceptable	No Action Required	
10 Door openers:	Acceptable	No Action Required	
11 Electrical:		See Electrical page.	
12 Heating & Cooling:	Not Present	No Action Required	

INFORMATION / DESCRIPTIONS

EXTERIOR		GENERAL	
13	Roof covering: <u>Refer to Roof page</u>	16	Location: <u>Attached</u>
14	Roof age: <u>N/A</u>	17	Walls and ceilings: <u>Finished</u>
15	Gutters: <u>N/A</u>	18	Floors: <u>Concrete</u>

GARAGE & CARPORT COMMENTS

19 ¹ All new construction requires fire-grade sheetrock, fire rated doors and fume barriers if garage is attached or under house. For safety, you should consider adding them to your garage if they aren't there already. Also, we recommend you add carbon monoxide detectors at your convenience if missing. Be aware that detached buildings are excluded from the referenced "Standards of Practice". Any evaluation of detached buildings is a general opinion of the overall condition at the time of inspection.



Attic

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
ATTIC			
1	Access:	Marginal	There is no access to any attic above cathedral ceiling and view of accessible attics is limited to what can be seen from hatch.
2	Framing:	Acceptable	No Action Required
3	Sheathing:	Acceptable	No Action Required
4	Insulation:	Defective	Add were missing (see picture).
5	Ventilation:	Acceptable	No Action Required
6	Plumbing vents:	Acceptable	No Action Required
7	Chimney & flues:	Acceptable	No Action Required
8	Water Penetration	Marginal	There is evidence of previous water with staining at eaves (dry at time of inspection). Follow up for history, monitor closely, and correct as needed.

INFORMATION / DESCRIPTIONS

- 9 Structure- Roof: **Conventional** 11 Insulation: **Fiberglass between joists**
- 10 Structure- Ceiling: **Conventional joists** 12 Inspection method: **Viewed from hatch**
- 13 Attic locations: **Above garage, Above room with rood stove, and Above 2nd floor**

ATTIC COMMENTS

14



Foundation

COMPONENT	CONDITION	NOTES / RECOMMENDATIONS	PERSPECTIVE
FOUNDATION			
1 Access:	Marginal	Below items are not evaluated in finished areas.	
2 Foundation walls:	Acceptable	No Action Required	
3 Framing:	Acceptable	No Action Required	
4 Columns/Posts:	Acceptable	No Action Required	
5 Insulation:	Marginal	Insulation is minimal. Add as needed for energy efficiency.	
6 Ventilation:	Acceptable	No Action Required	
7 Sump pump:	Acceptable	No Action Required	
8 Dampness ¹ :	Defective	There are damp areas at time of inspection (by bulkhead and in sump hole). Follow up for history and correct as needed.	
9 Floor/Slab:	Acceptable	No Action Required	
10 Chimney :	Acceptable	No Action Required	

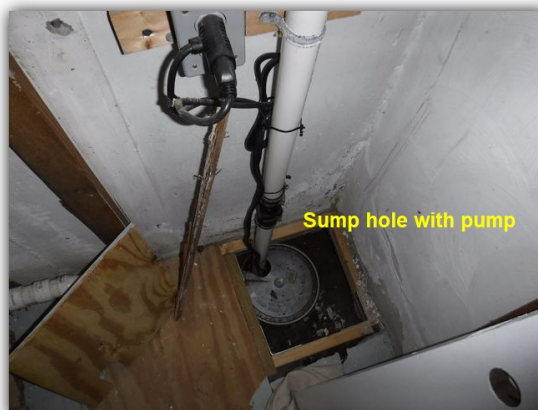
INFORMATION / DESCRIPTIONS

11 Foundation Walls:	<u>Poured Concrete</u>	15	Beams ² :	<u>Wood</u>
12 Floors:	<u>Concrete</u>	16	Columns/Posts: ²	<u>Cement filled lolly</u>
13 Floor framing ² :	<u>2x8s</u>	17	Ventilation:	<u>Windows</u>
14 Wall framing ² :	<u>Not visible</u>	18	Insulation:	<u>None visible</u>
Crawlspace				
15 Inspection method:	<u>N/A</u>			

FOUNDATION COMMENTS

18 ¹ The source or history of water penetration cannot always be determined during the inspection. We suggest that you consult the owner for past history of whether there has been water penetration or not. Efflorescence is a white powder along concrete floor/walls which usually indicates dampness or water penetrations at some time in the past.

² Structural components in the home include but are not limited to what is listed. Wooden or adjustable columns are subject to shrinkage and deterioration. While they are acceptable under most circumstances, cement filled lally columns are preferable.



Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2

Section I. General Information

Inspection Company, Address, & Phone

RJ Inspections
270 Lawrence St
800-253-4402
Methuen MA 01844

Company's Business Lic. No.

031760

Date of Inspection

July 4th, 2018

Address of Property Inspected

**123 Rainbow Rd.
Friendlytown, MA 01234**

File Number:

Inspector's Name, Signature, & Certification, Registration, or Lic. #

Friendly Inspector,

Structure(s) Inspected

Single Family Home

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☐ **A. No visible** evidence of a wood destroying insect infestation was observed.

☒ **B. Visible** evidence of a wood destroying insect infestation was observed as follows:

☒ 1. Live insects (description and location):

There are live carpenter ants viewed around exterior of house

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

☐ Yes ☒ No It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment:

The inspecting company can give no assurances with regard to work by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☐ No treatment recommended: (Explain if Box B in Section II is checked)

☒ Recommended treatment for the control of:

Carpenter ants

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 1, 3, 5, 7, 9, 24

☐ Crawlspace

☒ Main Level 1, 3, 4, 6, 7, 8, 9, 24

☒ Attic 13, 11, 9, 24

☒ Garage 1, 3, 6, 7, 9

☒ Exterior 16, 17

☐ Porch

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceilings | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage repair and treatment history has been disclosed to the buyer

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90 day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active evidence of subterranean termites is found in a structure. If signs of subterranean termites -but no activity- are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommend for a previously treated structure showing evidence of subterranean termites -but no activity- if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property. It provides any observations/notes and provides a recommended action when necessary. All recommendations should be addressed **prior to closing**. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed and pictures..

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

Marginal

Item is operating in less than its original intention, can be improved with more current practices, and/or is showing some deficiencies that require monitoring and/or attention by appropriate professional. It also may indicate an item is near or beyond its estimated useful life. Expect replacement soon or budget for replacement due to age.

DEFECTIVE

Defective items are in need of correction. The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected and/or is not viewed due to restrictions and/or limitations.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.